

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

—  
JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

GEORGE HOVAGUIMIAN  
—

**CITY OF LOS ANGELES**  
CALIFORNIA



KAREN BASS  
MAYOR

**DEPARTMENT OF  
BUILDING AND SAFETY**  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

—  
OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING  
JOHN WEIGHT  
EXECUTIVE OFFICER  
—

January 27, 2023

Council District # 6

Case #: 952884

Honorable Council of the  
City of Los Angeles  
Room 395, City Hall

**JOB ADDRESS: 8809 N SUNLAND BLVD**

**CONTRACT NO.: T137838 C135857-2 280157975-6 B138088-2 C141028-1**

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$8,698.76. The cost of cleaning the subject lot was \$2,296.00. The cost of fencing the subject lot was \$6,640.48.

It is proposed that a lien for the total amount of **\$18,033.40** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

**OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING**

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On July 11, 2022 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, fence the lot, on the parcel located at **8809 N SUNLAND BLVD** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B4664	September 23, 2022	\$601.44
BARRICADE	B4685	September 23, 2022	\$8,097.32
CLEAN	C4776	December 14, 2022	\$1,400.00
CLEAN	C4811	December 24, 2022	\$896.00
FENCE	F4240	December 14, 2022	\$6,640.48
			<u>\$17,635.24</u>

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	876868-9	\$356.16	\$0.00	\$356.16
				<u>\$356.16</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17082	\$30.00
SUPPLEMENTAL	T17241	\$6.00
SUPPLEMENTAL	T17384	\$6.00
		<u>\$42.00</u>

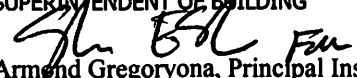
Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$12,994.76 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$42.00 for a total of **\$18,033.40**, be recorded against said property.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: January 27, 2023

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

  
Armond Gregoryona, Principal Inspector  
Lien Review

Report and lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

January 27, 2023

ASSIGNED INSPECTOR: DUANE JOHNSON  
JOB ADDRESS: 8809 N SUNLAND BLVD  
ASSESSORS PARCEL NO.: 2408-009-010

CASE #: 952884

Last Full Title: 07/12/2022

Last Update Title:

---

**LIST OF OWNERS AND INTERESTED PARTIES**

1 REDIGER INVESTMENT MANAGEMENT FUND  
4400 W RIVERSIDE DR #110-270D  
BURBANK, CA 91505

Capacity: OWNER



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

---

## ***Property Title Report***

***Work Order No. T17384***  
***Dated as of: 01/19/2023***

***Prepared for: City of Los Angeles***

---

### ***SCHEDULE A*** ***(Reported Property Information)***

***APN #: 2408-009-010***

***Property Address: 8809 N SUNLAND BLVD    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: TRUSTEE'S DEED UPON SALE***  
***Grantee : REDIGER INVESTMENT MORTGAGE FUND***  
***Grantor : TOTAL LENDER SOLUTIONS, INC.***  
***Deed Date : 08/30/2022                      Recorded : 09/01/2022***  
***Instr No. : 22-0868503***

***MAILING ADDRESS: REDIGER INVESTMENT MORTGAGE FUND***  
***4400 W RIVERSIDE DR # 110, BURBANK, CA 91505***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 11,12 Tract No: 8467 Brief Description: TRACT # 8467 EX OF ST LOTS 11 AND LOT 12***

### **MORTGAGES/LIENS**

***We find no Open Mortgages/Deeds of Trust of Record.***



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

---

## ***Property Title Report***

***Work Order No. T17241***  
***Dated as of: 09/27/2022***

***Prepared for: City of Los Angeles***

---

### ***SCHEDULE A*** ***(Reported Property Information)***

***APN #: 2408-009-010***

***Property Address: 8809 N SUNLAND BLVD    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: TRUSTEE'S DEED UPON SALE***

***Grantee : REDIGER INVESTMENT MORTGAGE FUND***

***Grantor : TOTAL LENDER SOLUTIONS, INC.***

***Deed Date : 08/30/2022***

***Recorded : 09/01/2022***

***Instr No. : 22-0868503***

***MAILING ADDRESS: REDIGER INVESTMENT MORTGAGE FUND***  
***4400 W RIVERSIDE DR # 110, BURBANK, CA 91505***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 11,12 Tract No: 8467 Brief Description: TRACT # 8467 EX OF ST LOTS 11 AND LOT 12***

### **MORTGAGES/LIENS**

***We find no Open Mortgages/Deeds of Trust of Record.***



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

---

## ***Property Title Report***

**Work Order No. T17082**  
**Dated as of: 07/12/2022**

**Prepared for: City of Los Angeles**

---

### ***SCHEDULE A***

**(Reported Property Information)**

**APN #: 2408-009-010**

**Property Address: 8809 N SUNLAND BLVD**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee : CAMSAL, LLC**

**Grantor : DR. LELYS CAMPOS TRUST**

**Deed Date : 08/28/2019**

**Recorded : 09/05/2019**

**Instr No. : 19-0907655**

**MAILING ADDRESS: CAMSAL, LLC**  
**8809 SUNLAND BLVD, SUN VALLEY, CA 91352**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 11,12 Tract No: 8467 Brief Description: TRACT # 8467 EX OF ST LOTS 11 AND LOT 12**

### **MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST**

**Recording Date: 09/05/2019**

**Document #: 19-0907656**

**Loan Amount: \$260,000**

**Lender Name: JCP, LP**

**Borrowers Name: CAMSAL, LLC**

**MAILING ADDRESS: JCP, LP**  
**500 E. OLIVE AVE., STE 840 BURBANK, CA 91501**

**Type of Document: NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

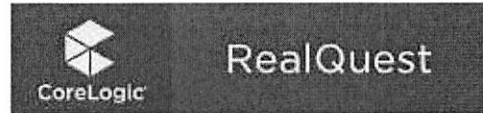
**Recording Date: 04/15/2022**

**Document #: 22-0418561**

**MAILING ADDRESS: TLS**  
**PO BOX 910739 SAN DIEGO, CA 92191**

# Property Detail Report

For Property Located At :

**8809 SUNLAND BLVD, SUN VALLEY, CA 91352-2841**


## Owner Information

Owner Name: REDIGER INV MTG FUND  
 Mailing Address: 4400 W RIVERSIDE DR #110-270D, BURBANK CA 91505-4046 C027  
 Vesting Codes: // CO

## Location Information

Legal Description: TRACT # 8467 EX OF ST LOTS 11 AND LOT 12  
 County: LOS ANGELES, CA APN: 2408-009-010  
 Census Tract / Block: 1211.02 / 3 Alternate APN:  
 Township-Range-Sect: Subdivision: 8467  
 Legal Book/Page: 94-75 Map Reference: 9-E6 /  
 Legal Lot: 12 Tract #: 8467  
 Legal Block: School District: LOS ANGELES  
 Market Area: SUNV School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township: LOMITA

## Owner Transfer Information

Recording/Sale Date: 09/01/2022 / 08/30/2022 Deed Type: TRUSTEE'S DEED (FORECLOSURE)  
 Sale Price: \$333,195 1st Mtg Document #:  
 Document #: 868503

## Last Market Sale Information

Recording/Sale Date: 04/24/2008 / 04/16/2008 1st Mtg Amount/Type: \$337,500 / PRIVATE PARTY  
 Sale Price: \$375,000 1st Mtg Int. Rate/Type: /  
 Sale Type: UNKNOWN 1st Mtg Document #: 719390  
 Document #: 719389 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$300.24  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name: CAMPOS LELYS

## Prior Sale Information

Prior Rec/Sale Date: 04/24/1992 / 12/1991 Prior Lender: COLONIAL BK  
 Prior Sale Price: \$300,000 Prior 1st Mtg Amt/Type: \$220,500 / CONV  
 Prior Doc Number: 730609 Prior 1st Mtg Rate/Type: / FIXED RATE LOAN  
 Prior Deed Type: GRANT DEED

## Property Characteristics

Year Built / Eff: 1957 / 1957 Total Rooms/Offices  
 Gross Area: 1,249 Total Restrooms:  
 Building Area: 1,249 Roof Type:  
 Tot Adj Area: Roof Material: ROLL COMPOSITION  
 Above Grade: Construction: FRAME  
 # of Stories: 1 Foundation: CRAWL SPACE  
 Other Improvements: Building Permit Exterior wall: STUCCO  
 Basement Area:  
 Garage Area:  
 Garage Capacity:  
 Parking Spaces: 6  
 Heat Type: HEATED  
 Air Cond: NONE  
 Pool:  
 Quality: AVERAGE  
 Condition: AVERAGE

## Site Information

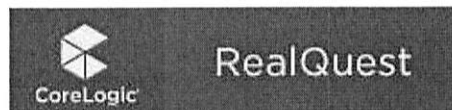
Zoning: LAC2 Acres: 0.13 County Use: PROFESSIONAL BLDG (1900)  
 Lot Area: 5,750 Lot Width/Depth: x  
 Land Use: OFFICE BUILDING Res/Comm Units: /  
 Site Influence: State Use:  
 Water Type:  
 Sewer Type:

## Tax Information

Total Value: \$381,307 Assessed Year: 2022 Property Tax: \$4,680.39  
 Land Value: \$133,972 Improved %: 65% Tax Area: 13  
 Improvement Value: \$247,335 Tax Year: 2021 Tax Exemption:  
 Total Taxable Value: \$381,307

# Comparable Sales Report

For Property Located At

**8809 SUNLAND BLVD, SUN VALLEY, CA 91352-2841****20 Comparable(s) Selected.**

Report Date: 01/18/2023

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$375,000	\$352,000	\$19,500,000	\$5,843,625
Bldg/Living Area	1,249	1,077	1,410	1,221
Price/Sqft	\$300.24	\$293.33	\$18,105.85	\$4,960.16
Year Built	1957	1913	1983	1959
Lot Area	5,750	1,993	134,659	27,030
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	1.00	1.00	2.00	1.33
Total Value	\$381,307	\$63,702	\$2,600,000	\$636,594
Distance From Subject	0.00	5.38	24.79	18.34

\*= user supplied for search only

Comp #:	1	Distance From Subject: 5.38 (miles)			
Address:	207 W ALAMEDA AVE 203, BURBANK, CA 91502-3022				
Owner Name:	PIN POINT LOGISTICS INC				
Seller Name:	VARDAPETYAN LEVON				
APN:	2451-034-095	Map Reference:	24-E1 /	Building Area:	1,187
County:	LOS ANGELES, CA	Census Tract:	3118.01	Total Rooms/Offices:	
Subdivision:	34921	Zoning:	BUC2*	Total Restrooms:	
Rec Date:	11/30/2022	Prior Rec Date:	03/30/2021	Yr Built/Eff:	1983 / 1983
Sale Date:	11/21/2022	Prior Sale Date:	02/23/2021	Air Cond:	CENTRAL
Sale Price:	\$575,000	Prior Sale Price:	\$550,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1120221	Acres:	1.52		
1st Mtg Amt:		Lot Area:	66,392		
Total Value:	\$561,000	# of Stories:	2		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 6.55 (miles)			
Address:	3625 CAHUENGA BLVD W, LOS ANGELES, CA 90068-1205				
Owner Name:	SC CAHUENGA PROPERTIES LLC				
Seller Name:	3623 CAHUENGA LLC				
APN:	2425-005-009	Map Reference:	23-F5 /	Building Area:	1,295
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms/Offices:	
Subdivision:	5593	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/02/2022	Prior Rec Date:	05/20/2011	Yr Built/Eff:	1930 / 1958
Sale Date:	10/17/2022	Prior Sale Date:	05/18/2011	Air Cond:	CENTRAL
Sale Price:	\$3,100,000	Prior Sale Price:	\$2,700,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1039924	Acres:	0.07		
1st Mtg Amt:	\$2,800,000	Lot Area:	2,876		
Total Value:	\$754,252	# of Stories:	1		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		



Comp #:	3	Distance From Subject: 7.11 (miles)	
Address:	3141 CAHUENGA BLVD E, LOS ANGELES, CA 90068		
Owner Name:	EDGARS PLUMBING INC		
Seller Name:	SMITH R & L TRUST		
APN:	2429-012-005	Map Reference:	24-A6 /
County:	LOS ANGELES, CA	Census Tract:	1897.04
Subdivision:	5928	Zoning:	LAC2
Rec Date:	11/21/2022	Prior Rec Date:	08/07/1992
Sale Date:	09/21/2022	Prior Sale Date:	
Sale Price:	\$850,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1093860	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,458
Total Value:	\$72,481	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	4	Distance From Subject: 8.78 (miles)	
Address:	208 S LOUISE ST, GLENDALE, CA 91205-1637		
Owner Name:	208 LOUISE LLC		
Seller Name:	BAKER DEAN C & DALE R		
APN:	5642-010-030	Map Reference:	25-C4 /
County:	LOS ANGELES, CA	Census Tract:	3022.01
Subdivision:	GLENDALE	Zoning:	GLC3*
Rec Date:	11/17/2022	Prior Rec Date:	01/24/1994
Sale Date:	10/25/2022	Prior Sale Date:	
Sale Price:	\$900,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1085146	Acres:	0.05
1st Mtg Amt:		Lot Area:	1,993
Total Value:	\$192,165	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	5	Distance From Subject: 13.06 (miles)	
Address:	21053 DEVONSHIRE ST 104, CHATSWORTH, CA 91311-8248		
Owner Name:	AKZOK LLC		
Seller Name:	VALLENS CAROL D		
APN:	2706-019-041	Map Reference:	6-D3 /
County:	LOS ANGELES, CA	Census Tract:	1131.01
Subdivision:	42397	Zoning:	LAP
Rec Date:	10/12/2022	Prior Rec Date:	10/05/2007
Sale Date:	09/20/2022	Prior Sale Date:	08/20/2007
Sale Price:	\$485,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	980463	Acres:	0.41
1st Mtg Amt:	\$285,000	Lot Area:	18,043
Total Value:	\$402,256	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: 14.73 (miles)	
Address:	45 S CATALINA AVE, PASADENA, CA 91106		
Owner Name:	CATALINA & GREEN LLC		
Seller Name:	975 E GREEN STREET LLC		
APN:	5735-026-011	Map Reference:	27-B4 /
County:	LOS ANGELES, CA	Census Tract:	4635.00
Subdivision:	PARKER & FARRIS	Zoning:	PSC-
Rec Date:	06/13/2022	Prior Rec Date:	10/16/2014
Sale Date:	05/11/2022	Prior Sale Date:	10/09/2014
Sale Price:	\$5,500,000	Prior Sale Price:	\$3,700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	624055	Acres:	0.23
1st Mtg Amt:	\$3,325,000	Lot Area:	9,849
Total Value:	\$2,344,331	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	7	Distance From Subject: 18.15 (miles)	
Address:	5324 PACIFIC BLVD, HUNTINGTON PARK, CA 90255		
Owner Name:	MUNOZ ARMANDO J		
Seller Name:	BROTHERS AUTO COATING INC		
APN:	6309-020-001	Map Reference:	52-F3 /
County:	LOS ANGELES, CA	Census Tract:	5325.00
Subdivision:	HUNTINGTON PARK	Zoning:	HPM2*
Rec Date:	06/01/2022	Prior Rec Date:	08/16/2021
Sale Date:	05/10/2022	Prior Sale Date:	04/28/2021
Sale Price:	\$995,000	Prior Sale Price:	\$650,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	585559	Acres:	0.16
1st Mtg Amt:	\$995,000	Lot Area:	7,001
Total Value:	\$650,000	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	8	Distance From Subject: 18.28 (miles)	
Address:	2328 S ATLANTIC BLVD, MONTEREY PARK, CA 91754-6806		
Owner Name:	RANH MINH D		
Seller Name:	BRENDA COBLE LIVING TRUST		
APN:	5266-001-017	Map Reference:	46-A4 /
County:	LOS ANGELES, CA	Census Tract:	4827.01
Subdivision:	10759	Zoning:	MPC2YY
Rec Date:	06/16/2022	Prior Rec Date:	01/04/1993
Sale Date:	06/09/2022	Prior Sale Date:	
Sale Price:	\$480,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	640610	Acres:	0.06
1st Mtg Amt:	\$130,000	Lot Area:	2,458
Total Value:	\$63,702	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	9	Distance From Subject: 18.80 (miles)	
Address:	7123 W MANCHESTER AVE, LOS ANGELES, CA 90045-3508		
Owner Name:	BALLENTINE B & V TRUST		
Seller Name:	ALBI FAMILY TRUST		
APN:	4113-013-009	Map Reference:	56-A2 /
County:	LOS ANGELES, CA	Census Tract:	2765.00
Subdivision:	9384	Zoning:	LAC4
Rec Date:	10/19/2022	Prior Rec Date:	09/16/1975
Sale Date:	09/09/2022	Prior Sale Date:	
Sale Price:	\$1,150,000	Prior Sale Price:	\$7,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1000925	Acres:	0.06
1st Mtg Amt:	\$470,600	Lot Area:	2,501
Total Value:	\$83,809	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	10	Distance From Subject: 19.40 (miles)	
Address:	3017 W BEVERLY BLVD, MONTEBELLO, CA 90640-2214		
Owner Name:	CORTEZ GEORGE SR		
Seller Name:	POWER CONSCIOUS INC		
APN:	6343-001-027	Map Reference:	46-B6 /
County:	LOS ANGELES, CA	Census Tract:	5302.02
Subdivision:	8502	Zoning:	MNC2*
Rec Date:	07/01/2022	Prior Rec Date:	10/10/2017
Sale Date:	05/26/2022	Prior Sale Date:	09/20/2017
Sale Price:	\$352,000	Prior Sale Price:	\$190,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	687434	Acres:	0.06
1st Mtg Amt:	\$281,600	Lot Area:	2,548
Total Value:	\$471,767	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	11	Distance From Subject: 19.49 (miles)			
Address:	5810 TEMPLE CITY BLVD, TEMPLE CITY, CA 91780-2112				
Owner Name:	VISION BIC LLC				
Seller Name:	HORN FAMILY TRUST				
APN:	8587-018-029	Map Reference:	38-C2 /	Building Area:	1,112
County:	LOS ANGELES, CA	Census Tract:	4320.02	Total Rooms/Offices:	
Subdivision:	6561	Zoning:	TCC2YY	Total Restrooms:	
Rec Date:	09/02/2022	Prior Rec Date:	04/19/1978	Yr Built/Eff:	1952 / 1952
Sale Date:	07/13/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$760,000	Prior Sale Price:	\$95,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	873902	Acres:	0.10		
1st Mtg Amt:	\$560,000	Lot Area:	4,374		
Total Value:	\$198,490	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject: 20.47 (miles)			
Address:	4276 FLORENCE AVE, BELL, CA 90201-3524				
Owner Name:	SADEGHPOUR SEPEHR/REZAI RAUHIE				
Seller Name:	ZAKARYAN FRIDA				
APN:	6225-004-036	Map Reference:	53-C6 /	Building Area:	1,260
County:	LOS ANGELES, CA	Census Tract:	5336.03	Total Rooms/Offices:	
Subdivision:	349	Zoning:	BLC3R*	Total Restrooms:	1
Rec Date:	07/08/2022	Prior Rec Date:	09/18/2019	Yr Built/Eff:	1914 / 1960
Sale Date:	06/16/2022	Prior Sale Date:	09/10/2019	Air Cond:	
Sale Price:	\$640,000	Prior Sale Price:	\$500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	705466	Acres:	0.19		
1st Mtg Amt:		Lot Area:	8,214		
Total Value:	\$515,282	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	13	Distance From Subject: 23.65 (miles)			
Address:	921 MANHATTAN BEACH BLVD, MANHATTAN BEACH, CA 90266-5119				
Owner Name:	921 MANHATTAN BCH PTRS LLC				
Seller Name:	POWERSCOURT PARTNERS LLC				
APN:	4170-011-015	Map Reference:	62-C4 /	Building Area:	1,322
County:	LOS ANGELES, CA	Census Tract:	6203.03	Total Rooms/Offices:	
Subdivision:	1638	Zoning:	MNCL	Total Restrooms:	
Rec Date:	10/24/2022	Prior Rec Date:	12/09/2021	Yr Built/Eff:	1952 / 1965
Sale Date:	10/14/2022	Prior Sale Date:	09/24/2021	Air Cond:	CENTRAL
Sale Price:	\$2,650,000	Prior Sale Price:	\$2,600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1011382	Acres:	0.11		
1st Mtg Amt:	\$2,120,000	Lot Area:	4,627		
Total Value:	\$2,600,000	# of Stories:	1		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	14	Distance From Subject: 24.51 (miles)			
Address:	30423 CANWOOD ST 115, AGOURA HILLS, CA 91301-4314				
Owner Name:	ROBINSON CLIFFORD/ROBINSON KIMBERLI D				
Seller Name:	WALTERS M & S F/TR				
APN:	2054-020-068	Map Reference:	102-D4 /	Building Area:	1,410
County:	LOS ANGELES, CA	Census Tract:	8003.24	Total Rooms/Offices:	
Subdivision:		Zoning:	AHCP	Total Restrooms:	
Rec Date:	08/22/2022	Prior Rec Date:		Yr Built/Eff:	1983 / 1983
Sale Date:	08/08/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	835027	Acres:	3.09		
1st Mtg Amt:	\$375,000	Lot Area:	134,659		
Total Value:	\$328,884	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	15	Distance From Subject: 24.51 (miles)	
Address:	30423 CANWOOD ST 101, AGOURA HILLS, CA 91301-4313		
Owner Name:	CANWOOD 101 LLC		
Seller Name:	AGOURA OFFICE PROPERTY LLC		
APN:	2054-020-047	Map Reference:	102-D4 /
County:	LOS ANGELES, CA	Census Tract:	8003.24
Subdivision:	PARCEL MAP 14985	Zoning:	AHCPD*
Rec Date:	09/30/2022	Prior Rec Date:	07/17/2017
Sale Date:	06/10/2022	Prior Sale Date:	06/15/2017
Sale Price:	\$435,500	Prior Sale Price:	\$265,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	953660	Acres:	3.09
1st Mtg Amt:	\$268,000	Lot Area:	134,659
Total Value:	\$284,133	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: 24.79 (miles)	
Address:	2200 PACIFIC COAST HWY 202, HERMOSA BEACH, CA 90254-2701		
Owner Name:	2200 PCH OWNER LLC		
Seller Name:	2200 ASSOCIATES LLC		
APN:	4184-014-042	Map Reference:	62-C6 /
County:	LOS ANGELES, CA	Census Tract:	6210.01
Subdivision:	PARCEL MAP 14734	Zoning:	HBC3*
Rec Date:	08/08/2022	Prior Rec Date:	12/31/2015
Sale Date:	08/05/2022	Prior Sale Date:	12/17/2015
Sale Price:	\$19,500,000	Prior Sale Price:	\$14,300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	794628	Acres:	0.62
1st Mtg Amt:	\$14,500,000	Lot Area:	27,189
Total Value:	\$645,882	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	17	Distance From Subject: 24.79 (miles)	
Address:	2200 PACIFIC COAST HWY 301, HERMOSA BEACH, CA 90254-2702		
Owner Name:	2200 PCH OWNER LLC		
Seller Name:	2200 ASSOCIATES LLC		
APN:	4184-014-056	Map Reference:	62-C6 /
County:	LOS ANGELES, CA	Census Tract:	6210.01
Subdivision:	PARCEL MAP 14734	Zoning:	HBC3*
Rec Date:	08/08/2022	Prior Rec Date:	12/31/2015
Sale Date:	08/05/2022	Prior Sale Date:	12/17/2015
Sale Price:	\$19,500,000	Prior Sale Price:	\$14,300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	794628	Acres:	0.62
1st Mtg Amt:	\$14,500,000	Lot Area:	27,189
Total Value:	\$670,423	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

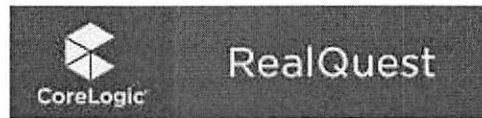
Comp #:	18	Distance From Subject: 24.79 (miles)	
Address:	2200 PACIFIC COAST HWY 307, HERMOSA BEACH, CA 90254-2702		
Owner Name:	2200 PCH OWNER LLC		
Seller Name:	2200 ASSOCIATES LLC		
APN:	4184-014-062	Map Reference:	62-C6 /
County:	LOS ANGELES, CA	Census Tract:	6210.01
Subdivision:	PARCEL MAP 14734	Zoning:	HBC3*
Rec Date:	08/08/2022	Prior Rec Date:	12/31/2015
Sale Date:	08/05/2022	Prior Sale Date:	12/17/2015
Sale Price:	\$19,500,000	Prior Sale Price:	\$14,300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	794628	Acres:	0.62
1st Mtg Amt:	\$14,500,000	Lot Area:	27,189
Total Value:	\$599,029	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	19	Distance From Subject: 24.79 (miles)	
Address:	2200 PACIFIC COAST HWY 308, HERMOSA BEACH, CA 90254-2702		
Owner Name:	2200 PCH OWNER LLC		
Seller Name:	2200 ASSOCIATES LLC		
APN:	4184-014-063	Map Reference:	62-C6 /
County:	LOS ANGELES, CA	Census Tract:	6210.01
Subdivision:	PARCEL MAP 14734	Zoning:	HBC3*
Rec Date:	08/08/2022	Prior Rec Date:	12/31/2015
Sale Date:	08/05/2022	Prior Sale Date:	12/17/2015
Sale Price:	\$19,500,000	Prior Sale Price:	\$14,300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	794628	Acres:	0.62
1st Mtg Amt:	\$14,500,000	Lot Area:	27,189
Total Value:	\$649,228	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: 24.79 (miles)	
Address:	2200 PACIFIC COAST HWY 318, HERMOSA BEACH, CA 90254-2702		
Owner Name:	2200 PCH OWNER LLC		
Seller Name:	2200 ASSOCIATES LLC		
APN:	4184-014-071	Map Reference:	62-C6 /
County:	LOS ANGELES, CA	Census Tract:	6210.01
Subdivision:	PARCEL MAP 14734	Zoning:	HBC3*
Rec Date:	08/08/2022	Prior Rec Date:	12/31/2015
Sale Date:	08/05/2022	Prior Sale Date:	12/17/2015
Sale Price:	\$19,500,000	Prior Sale Price:	\$14,300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	794628	Acres:	0.62
1st Mtg Amt:	\$14,500,000	Lot Area:	27,189
Total Value:	\$644,767	# of Stories:	
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/

# Foreclosure Activity Report

For Property Located At


**8809 SUNLAND BLVD, SUN VALLEY, CA 91352-2841**
**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	TRUSTEE'S DEED (FORECLOSURE)	Foreclosure Stage:	REO
Recording Date:	09/01/2022		
Foreclosure Doc #:	868503		
Buyer 1:	REDIGER INV MTG FUND	Buyer is Lender:	Y
Buyer 2:			
Sale Date:	08/30/2022	Sale Price:	\$333,195

**Original Mortgage Information:**

Mtg Recording Date: 09/05/2019  
 Mtg Doc #: 907656  
 Mtg Book/Page:

**Location Information:**

Legal Description:	TRACT # 8467 EX OF ST LOTS 11 AND LOT 12		
County:	LOS ANGELES, CA	APN:	2408-009-010
Subdivision:	8467	Map Reference:	9-E6 /
Legal Lot:	12	Township-Range-Sect:	
Legal Block:		Munic/Township:	LOMITA

**Last Market Sale Information:**

Sale Date:	04/16/2008	1 <sup>st</sup> Mtg Amount/Type:	\$337,500 / PRIVATE PARTY
Recording Date:	04/24/2008	1 <sup>st</sup> Mtg Int. Rate/Type:	/
Sale Price:	\$375,000	2 <sup>nd</sup> Mtg Amount/Type:	/
Sale Type:	UNKNOWN	2 <sup>nd</sup> Mtg Int. Rate/Type:	/
Deed Type:	GRANT DEED	Seller:	CAMPOS LELYS
Deed Doc #:	719389		

**Owner Information:**

Owner Name:	REDIGER INV MTG FUND		
Mailing Address:	4400 W RIVERSIDE DR #110-270D		
City:	BURBANK		
State:	CA	Carrier Route:	C027
Zip:	91505-4046		

**Owner Transfer Information:**

Sale Date:	08/30/2022	Deed Type:	TRUSTEE'S DEED (FORECLOSURE)
Recording Date:	09/01/2022	Deed Doc #:	868503
Sale Price:	\$333,195	Vesting Codes:	/ / CO

**Property Characteristics:**

Living Area:	1,249	Parking Type:	PAVED
Total Rooms:		Garage Area:	
Bedrooms:		Garage Capacity:	
Bath (F/H):	/	Parking Spaces:	6
Year Built / Eff:	1957 / 1957	Pool:	
Fireplace:		Pool Area:	
# of Stories:	1	Style:	
Quality:	AVERAGE		

**Site Information:**

Land Use:	OFFICE BUILDING	Acres:	0.13
Zoning:	LAC2	Lot Area:	5,750
Site Influence:		Res/Comm Units:	/

**Tax Information:**

Assessed Value:	\$381,307	Property Tax:	\$4,680.39
Land Value:	\$133,972	Tax Area:	13

Improvement Value: **\$247,335**  
Total Taxable Value: **\$381,307**

Tax Exemption:  
Improvement %: **65%**

This page is part of your document - DO NOT DISCARD



**20220868503**



Pages:  
0003

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

09/01/22 AT 08:00AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	100.00



LEADSHEET



202209010210008

00022714296



013640536

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

95525845



RECORDING REQUESTED BY:

AND WHEN RECORDED TO:

**Rediger Investment Corporation  
4400 Riverside Dr., Suite 110-270D  
Burbank, CA 91505**

**Forward Tax Statements to  
the address given above**

---

SPACE ABOVE LINE FOR RECORDER'S USE

TS #: 220413090

Order #: 95525845

Loan #: 082719

## **TRUSTEE'S DEED UPON SALE**

A.P.N.: 2408-009-010

Transfer Tax: \$0.00

THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3

The Grantee Herein was the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$333,195.28

The Amount Paid by the Grantee was \$333,195.28

Said Property is in the City of Sun Valley, County of Los Angeles

**Total Lender Solutions, Inc.,** as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

**Rediger Investment Mortgage Fund, a California limited partnership as to an undivided  
100% interest**

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the County of Los Angeles, State of California, described as follows:

**LOTS 11 AND 12 OF TRACT NO. 8467, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 94 PAGES 75 AND 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by CAMSAL, LLC, a California limited liability company as Trustor, dated 8/27/2019 of the Official Records in the office of the Recorder of Los Angeles, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on 9/5/2019, instrument number 20190907656, Book , Page of official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

## TRUSTEE'S DEED UPON SALE

TS #: 220413090  
Loan #: 082719  
Order #: 95525845

The Trustee has complied with all requirements per California statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 8/30/2022. Grantee, being the highest bidder (a) at said sale or (b) subsequent to said sale pursuant to California Civil Code Section 2924m, became the purchaser of said property for the amount bid, being \$333,195.28, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

IN WITNESS WHEREOF, Total Lender Solutions, Inc., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: 8/30/2022

Total Lender Solutions, Inc.

By: Rachel Seropian  
Rachel Seropian, Assistant Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA  
COUNTY OF San Diego

On 8/30/2022 before me, Max Newman, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Max Newman  
Notary Name

